



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Communications (February 9, 1995 through February 21, 1995)

MEETING DATE: March 1, 1995


PREPARED BY: City Clerk

RECOMMENDED ACTION: That the City Council set a public hearing for April 5, 1995 to consider letter received from Maxine Hollingsworth appealing the Building Inspector's Condemnation Order regarding the residential structure located at 310 Cypress Street, Lodi.

BACKGROUND INFORMATION: The City of Lodi received a letter from Maxine Hollingsworth (see letter attached) appealing the decision of the Building Inspector to condemn the residential structure located at 310 Cypress Street, Lodi.

It is recommended that the City Council set this matter for public hearing for April 5, 1995.

FUNDING: None required.


Jacqueline L. Taylor
Acting City Clerk

JLT

Attachment

APPROVED: _____

THOMAS A. PETERSON
City Manager



recycled paper

FEB. 17, 1995

TO THE CITY COUNCIL:

WE WOULD LIKE TO APPEAL THE DECISION OF MR. JAMES H. SIEMERS
THAT WE RECEIVED ON FEB. 13, 1995 THAT STATES WE ARE TO DEMOLISH OUR
PROPERTY.

WE FILLED OUT A PERMIT APPLICATION ON JAN. 20, 1995 ... AND RECEIVED
THE PERMITS TO REMODEL OUR PROPERTY AT 310 CYPRESS STREET LODI
THAT INCLUDED PLUMBING ELECTRICAL FRAMING AND SO ON. WE BEGAN WORK TO
DO THE WORK THAT WAS DESCRIBED IN LETTER TO ABATE PAPERS THAT WE
RECEIVED ON JAN. 3, 1995. WE THEN RECEIVED THE SECOND LETTER TO ABATE
PAPER THAT SAID BECAUSE WE HAD REMOVED INTERIOR WALLS, AND ROOF,
REMOVED ELECTRICAL WIRING AND PLUMBING FROM INSIDE HOUSE IT MUST
BE DEMOLISHED. WE HAVE PERMITS TO DO THIS WORK AND NOW THEY SAY
WE DON'T. OUR PERMIT # 27114 DATED 1/30/95 SAYS WE HAVE A ADD/ALTER/
REMODEL PERMIT THE TYPES ARE BLDG. MECH. ELEC. PLUM. AND THAT WE
ARE DOING CODE ENFORCEMENT REPAIRS. AND THIS IS JUST WHAT WE WAS DOING
SO HOW CAN HE MAKE US DEMOLISH THIS PROPERTY AT THIS TIME.

MAXINE HOLLINGSWORTH

26791 N. HWY 99 E

ACAMPO CALIF. 95220

Maxine Hollingsworth

CITY COUNCIL

STEPHEN J. MANN, Mayor

DAVID P. WARNER

Mayor Pro Tempore

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CITY OF LODI

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CERTIFIED MAIL

THOMAS A. PETERSON
City Manager

JENNIFER M. PERRIN
City Clerk

BOB McNATT
City Attorney

February 22, 1995

Mrs. Maxine Hollingsworth
26791 N. Highway 99 East
Acampo, CA 95220

Dear Mrs. Hollingsworth:

In response to your appeal, dated February 17, 1995, an inspection was conducted at 310 Cypress, Unit "C". This inspection revealed that extensive structural, electrical, plumbing and mechanical work will be required in order to bring this unit into code compliance.

The permit that was issued for Code Enforcement Repairs did not cover the extent of work required, nor was the City aware of the extent of work required until the interior floor, wall and ceiling finishes were removed and a pre-inspection conducted on February 10, 1995.

The permit for Code Enforcement Repairs was voided and a Notice of Public Nuisance and Order to Abate by demolition was issued February 13, 1995 due to the fact that almost all of the foundation, framing, wiring, plumbing and mechanical systems were either substandard, deteriorated or removed.

I will expand on that order of February 13, 1995 so that you will have a clear understanding of what will be required to secure a permit and rebuild this unit.

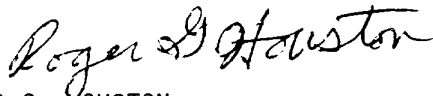
1. The foundation on the north side is broken and missing. A new foundation must be poured in this area.
2. The floor joists are deteriorated and overspanned. Provide a floor framing plan to show how 2x4 floor joists will be supported and repaired.
3. All wood which is termite infested or rotted must be removed and replaced.
4. Ceiling joists and rafters are overspanned and rotted. Provide a ceiling joist and rafter framing plan to show how ceiling and roof will be supported.

Mrs. Maxine Hollingsworth
February 22, 1995
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5. The entire unit must be rewired and a new 100 ampere service provided.
6. The unit must be completely replumbed.
7. A heating system must be provided.
8. The 5' deep hole under the unit must be filled and compacted.
9. New windows must be provided for emergency escape in the bedrooms and light-ventilation in other areas. Show size and location of windows on plan. Windows must be dual pane type.
10. Unit must be insulated.
 - A. R-11 Floor
 - B. R-11 Walls
 - C. R-30 Attic
11. Smoke detectors must be installed in each bedroom and living room.
12. Bedrooms must be at least 70 square feet.
13. Unit must be bolted to the foundation.
14. Plans must be drawn to scale.
15. Proof of workers compensation insurance must be provided for any worker, other than licensed contractors.
16. Electrical and Plumbing work must be performed by licensed contractors.

I have provided a "Building It Yourself" booklet for your use.

If you have any questions or if I can be of assistance, please contact me at 333-6714.



ROGER G. HOUSTON
Chief Building Inspector

cc: Community Development Director
City Clerk
City Attorney
Street File